Petitioners

E/S Glencoe Manor Rd., 579 ft. N of Lower Glencoe Rd 7 Glencoe Manor Court

* ZONING COMMISSIONER * OF BALTIMORE COUNTY

8th Election District 3rd Councilmanic District * Case No. 94-2-A Edward Waltz, et ux

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Edward and Barbara Waltz for that property known as 7 Glencoe Manor Court in the northern section of Baltimore County. The Petitioners herein seek a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing residence (already constructed) to be located 30 ft. from a property line and 70 ft. from a street centerline, in lieu of the required 50 and 75 ft., respectively; and to amend the last approved Final Development Plan for Glencoe Manor to allow the building on lot No. 4 to be located out of the building envelope. All as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of

the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28 day of July, 1993 that the Petition for a Zoning Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing residence (already constructed) to be located 30 ft. from a property line and 70 ft. from a street centerline. in lieu of the required 50 and 75 ft., respectively; and to amend the last approved Final Development Plan for Glencoe Manor to allow the building on lot No. 4 to be located out of the building envelope, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

> 1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

> > LAWRENCE E. SCHMID' ZONING COMMISSIONER FOR BALTIMORE COUNTY

LES:mmn

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 7-GLENCOE MANOR CT SPARKS 21152

which is presently zoned RC-5 This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) | AO4.3. B-3 TO PERMIT AN hereto and made a part hereof, hereby petition for a Variance from Section(a) | AO4.3. B.3 TO PERMIT AN EXISTIVE RESIDENCE (AS ALREADY CONSTRUCTED) TO BE LOCATED 30 FT. FROM A PROPERTY LINE AND 70 FT. PROM A STREET CENTERLINE IN LIEU OF THE REQUIRED SO AND 75 FT. RESPECTIVELY AND TO AMEND THE LAST APPROVED FINAL DESCRIPTION OF THE BUILDING ON LOT 4 TO BE LOCATED OUT OF THE BUILDING ENTELOPE.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following response; (Indicate hardship or practical difficulty) THE EXISTING SOUTHEAST CORNER OF THE HOUSE IS APPROXIMATED.

45 FT. FROM THE MIN. BUILDING SETBACK LINE (RATHER THAN THE REDUIRED 50 FT.) BANK REQUIRED VARIANCE FUR SALE OF HOME. SEE HATCHED

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, poeting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

City	State	Zipcod	Address Address	Address Address
Address	Phone No.		Name	Name
Signature	· · · · · · · · · · · · · · · · · · ·		•	City Name, Address and phone number of represental
•			SPARKS	
(Type or Print Name)			Address	7 GLENCOF MANOR
Attorney for Patitioner:			7 (10.100	2 (10))05104
City	State	Zipcode	Signature	Signature
			_ Barbar	Barbara Lee
ALCOURSE .			(Type or Print Name)	(Type or Print Name)
Address			BARBAR	
orginal d			Signature	
Signature				_Edward Lee 1
(Type of Frint Name)			(Type or Print Name)	—
(Type or Print Name)			EDWAR	EDWARD LEE
Contract Purchaser/Lessee			Legal Owner(s):	Legal Owner(s):
Combonet Durch			legal owner(s) of the prope	legal owner(s) of the property which is the subject
			iWe do solemnly declare	I/We do solemnly declare and affirm, under the

ITEM #: 3

TU- HEARING OFFICER FROM: ED BARB WALTE

SUBJECT: PRACTICAL HARDSHIP AND DIPFICULTY BRIEF

purchased this HOME WHICH HAD DIFFICULTY. NOT KNOWN CONSTRUCTED THE HOME THE REQUIRED SETBACK LINES FEET STREET CENTERLINE). DIT CONFUED ONLY

> Edwatt Barbara Wally

FOR REFINANCING.

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

July 28, 1993

Mr. and Mrs. Edward Lee Waltz 7 Glencoe Manor Court Sparks, Maryland 21152

> RE: Petition for Administrative Zoning Variance Case No. 94-2-A Property: 7 Glencoe Manor Court

Dear Mr. and Mrs. Waltz:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391

Very truly yours,

Lawrence E. Schmidt Zoning Commissioner

LES:mmn encl.

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto. That the Affiant(s) does/do presently reside at 7 GLEU(OE MANOR CT That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty) THE NONTHWELL CONTROL OF THE HOME IS APPROX 45 FT. FROM THE MIN BUILDING SETBACK LIVE. SEE ATTACHMENTS. That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information. STATE OF MARVI AND, COUNTY OF BALTIMORE, to wit: of Maryland, in and for the County aforesaid, personally appears the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made outh in due form of him that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief. AS WITNESS my hand and Notarial Seal.

My Commission Expires: 11/2/2/6 / 16/9/

Posted for: Verience	Date of Posting 7/2/23
Petitioner: Folward L X E	Soxbere L. WolTz. Maror Ct., Els 579' N/Hour Glomork
acation of property: 76 10-11/00 /	Maror Ct. Els 579' N/Hour Glomort
ocation of Signer Facting 700 dwg	in enerty of Philonia

ZONING DESCRIPTION FOR 7 GLENCOE MANOR COURT, SPARKS MARYLAND 21152

Election District 8 Councilmanic District 3 BEGINNING AT A POINT ON THE EASTERN-MOST SIDE OF GLENCOE MANOR COURT (A 50 PBOT RIGHT OF MAY) A DISTANCE OF SIB. 49 PEET NORTH OF THE CENTERINE OF LOWER GLENCOE ROAD. Being Known and designated as Lot #4, as shown on the plat entitled, Plat of Glencoe Manor, which plat is recorded among the Land records of Baltimore County in Plat Book S.M., No. 56, folio

82, containing 1.1854 Acres

Zoning Administration & Development Management 111 West Chesapeake Avenue

Rumber of Signe:

Account: R-001-6150

94-2-4

ADMIN. VAR. FILING CODE 010 \$50.00 (1) SIGN POSTING FEE GOE 080 35.00

OWNER WALTZ LOC. #7GLENCOE MANOR CT.

B<u>6_CQ</u>11:44AH07-01-93

Zoning Description

111 West Chesapeake Avenue Towson, MD 2120+

(410) 887-3353

July 19, 1993

Mr. and Mrs. Edward Lee Waltz 7 Glencoe Manor Court Sparks, MD 21152

> RE: Case No. 94-2-A, Item No. 3 Petitioner: Edward Lee Waltz, et ux Petition for Administrative Variance

Dear Mr. and Mrs. Waltz:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 1, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Maryland Department of Transportation State Highway Administration

94-2-1 O. James Lighthizer Hal Kassoff

7-7-93

Re: BACTO, CO. Item No.: +3 (JLL)

Dear Ms. Kehring:

Ms. Helene Kehring

Zoning Administration and

Development Management

111 W. Chesapeake Avenue

Towson, Maryland 21204

County Office Building

Room 109

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

John Contestabile, Chief

My telephone number is ______

Teletypewriter for Impaired Hearing or Speech 383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free 707 North Calvert St., Baltimore, Maryland 21203-0717

94-2-A

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director DATE: July 16, 1993 Zoning Administration and Development Management

FROM: Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s): Item Nos. 1, 3, 7, 470, 473, 474, 475 and 476.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

PK/JL:lw

001.ZAC/ZAC1

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

ZADM

TO: Zoning Advisory Committee DATE: July 9, 1993

FROM: <u>Jerry L. Pfeifer, Captain</u> Fire Department

SUBJECT: July 19, 1993 Meeting

#477 - Building shall be built in compliance with the 1991 Life Safety Code.

- No comments

- A fire hydrant is required at the entrance to

the site.

- Building shall be built in compliance with the

1991 Life Safety Code.

#7 - No comments

JLP/dal

cc: File

Baltimore County Government Office of Zoning Administration and Development Management

(410) 887-3353

سعد ا

IULY 9, 1993

Towson, MD 21204

111 West Chesapeake Avenue

NOTICE OF CASE NUMBER ASSIGNMENT

Sparks, Maryland 21152 Re: CASE NUMBER: 94-2-A (Item 3)

Edward and Barbara Waltz

7 Glencoe Manor Court

8th Election District - 3rd Councilmanic number. Contact made with this office recording the status of this case, should reference the case number and

E/S Glencoe Manor Road, 579' N of Lower Glencoe Road

1) Your property will be posted on or before July 11, 1993. The closing date (July 26, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

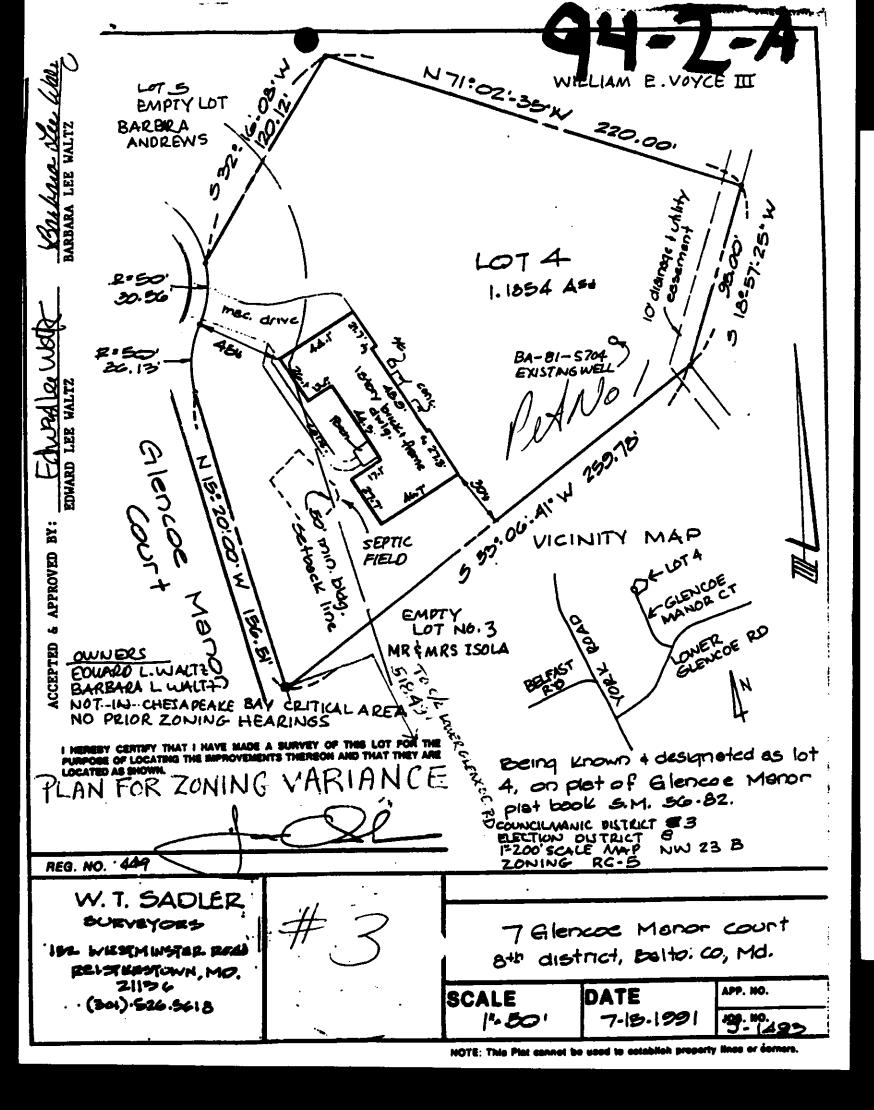
be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

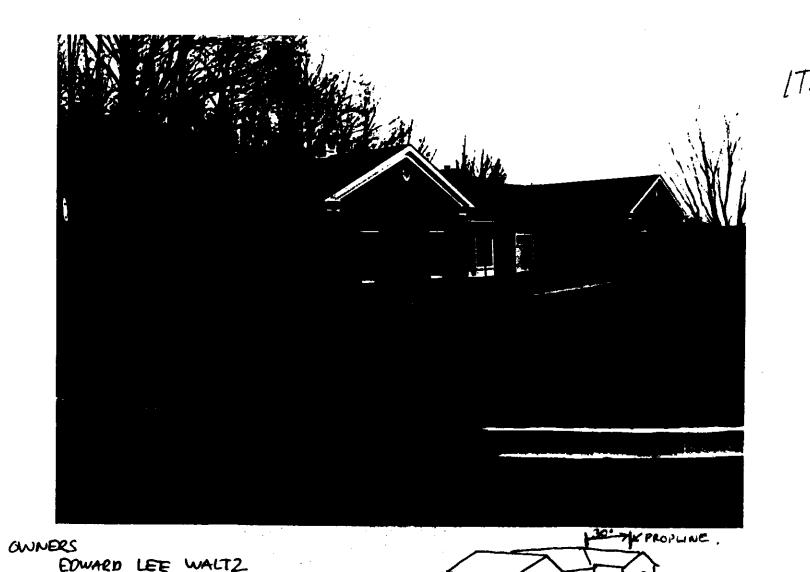
2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Printed on Recycled Paper





BARBARA LEE WALTZ 7 GLENCEE MANOR COLVET SPARKS, MD 21152 (410) 472-9805

GLENCOE MANOR COURT EXPLANATION : HOME WAS BUILT BY BUILDER WITH CORNER OF

HOME 50 FT. FROM CURB. THIS MAKES HOME 45 FT (APPROX) FROM SETBACK LINE .- IT SHOULD BE 50'FT. FROM SETBACK.









